



**CITY OF SUNNYVALE
REPORT
Administrative Hearing**

October 27, 2004

SUBJECT: **2004-0742 - Cedar Crest Nursing Home** [Applicant]
 Partners Sunnyvale LLC [Owner]: Application on a 2.13-
 acre site located at **797 East Fremont Avenue** in an R-0
 (Low-Density Residential) Zoning District. (APN: 211-25-014)

Motion **Use Permit** to allow a 4,538 sq. ft. (17-bed) addition to
 Cedar Crest Nursing Home for a total of 116 beds and
 32,984 square feet.

REPORT IN BRIEF

Existing Site Nursing Home
Conditions

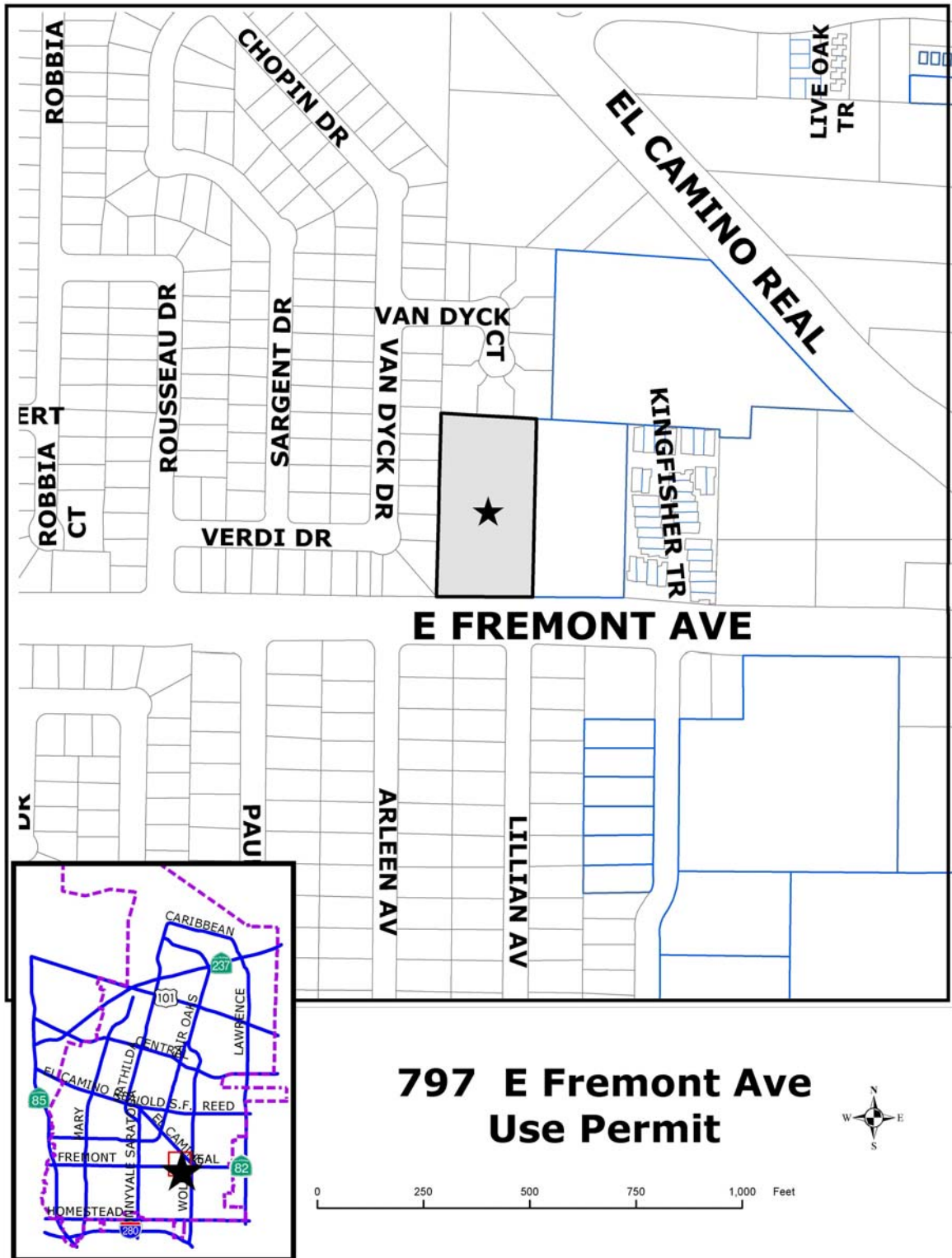
Surrounding Land Uses

North	Duplexes
South	Single Family Residential
East	Apartments
West	Single Family Residential

Issues Parking
 Architecture
 Stormwater

Environmental A Class 1 Categorical Exemption relieves this project
Status from California Environmental Quality Act provisions
 and City Guidelines.

Staff Approve with Conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	2.13 ac.	Same	6,000 sq. ft. min.
Gross Floor Area (s.f.)	28,446	4,538 addition 32,984 total	No max.
Lot Coverage (%)	31%	35%	40% max.
No. of Beds	99	116	No max.
No. of Buildings On-Site	1	Same	---
Building Height (ft.)	15	15	30 max.
No. of Stories	1	Same	2 max.
Setbacks of proposed addition (facing prop.)			
• Front	20	Same	20 min.
• Left Side	32	Same	4 min.
• Right Side	20	Same	8 min.
• Rear	25	Same	20 min.
Landscaping (sq. ft.)			
• Total Landscaping	36,354 (39%)	32,150 (34%)	20% min.
Parking			
• Total No. of Spaces	47	53	52 min.
• No. of Standards	44	52	52 min.
• No. of Accessible	3	Same	3 min.
Impervious Surface	56,996 (61%)	64,868 (70%)*	BMPs req.

* Some paved patio areas and sidewalks are counted towards both impervious surface calculations and landscaping figures.

ANALYSIS**Background**

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1967-0165	Use Permit to construct convalescent home	City Council Approved	5/66
1995-0082	Use Permit for building addition to convalescent home	Approved	5/95

Description of Proposed Project

The project includes constructing a 4,538 sq. ft. addition, changing the architectural style of the building and modifying the parking lot of an existing nursing home. The proposed project adds 17 beds to a 99-bed facility, for a total of 116 beds.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

Use Permit

Use: The primary function of the nursing home is to care for elderly, requiring full-time skilled nursing care. The proposed addition will add capacity for this use. No new uses or functions are proposed with this application.

Site Layout: The property consists of one linear building centered on the site. Access to two separate parking lots is provided by two driveways along Fremont Avenue. The eastern parking lot will be reconfigured as part of this application to add 6 parking spaces.

The proposed addition is located in the northeast corner of the property, and will be removing existing landscaping. The setbacks of the proposed addition are 20 ft. from the east property line and 36 ft. from the rear.

Architecture: The existing architecture is plain with beige vertical siding and a flat tar and gravel roof. Rooftop equipment is visible from Fremont Avenue. A

recent building addition in 1995 has a different architectural style than the rest of the structure with a stucco exterior and a mansard roof.

The applicant proposes adding an asphalt-shingle mansard roof to the existing building. This mansard roof screens the rooftop equipment and adds height to the building. The vertical siding will be replaced with stucco to match the more recent addition. Small roofed projections with supporting columns will be installed at approximately 25 ft. intervals along the south, west and east elevations of the existing building. These projects add interest to the building elevation without changing the placement or style of the existing windows and walls. The proposed addition will be consistent with the rest of the building but will not have the dormer features.

Staff recommends additional eave overhangs be added to the proposed projections, or other treatment such as decorative colors or materials on the stucco portions of the projections(Condition #4). In addition, final colors and materials shall be submitted to the Director of Community Development (Condition #5).

Landscaping: The project complies with landscaping requirements, with approximately 34% of the site landscaped where 20% is required. There is no useable open space requirement for convalescent homes. One significant tree is proposed to be removed for installation of a dormer feature. Staff recommends that a 24-inch box tree be planted along Fremont Avenue in replacement (Condition # 3).

Parking/Circulation: The parking standard for “rest homes” in the Sunnyvale Municipal Code is 1 space/2.25 beds. The project meets that requirement with 53 spaces where 52 are required.

The eastern parking lot is being reconfigured and landscaping is removed to provide six additional spaces. Parking spaces in the western lot will be shortened two feet to make room for the proposed architectural projections and additional landscaping. Council policy allows parking spaces of 16 ft. in depth when a 4 ft. wide landscape strip is provided.

Stormwater Runoff: The project is required to treat additional stormwater runoff created by the proposed increase in impervious surface. A draft stormwater management plan has been submitted with the application proposing a vegetated buffer around the proposed addition and adjacent to the eastern parking lot, covering bare soil areas, and installing drain inserts in both parking lots (Attachment F, Proposed Stormwater Plan). These measures will treat all proposed runoff from the new addition. A final stormwater plan must be receive third-party certification and be reviewed and approved prior to submittal for building permits (Condition #6).

Compliance with Development Standards

This project meets all applicable development standards.

Expected Impact on the Surroundings

Overall, the project should have minimal impacts on the surrounding properties. The project will improve the architecture of the building, which enhances the streetscape. No privacy impacts are expected with the one-story addition. The amount of parking provided on-site will be adequate.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Use Permit.

- Findings and General Plan Goals are located in Attachment A.
- Conditions of Approval are located in Attachment B.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 75 notices were mailed to the adjacent property owners of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Approve the Use Permit with attached conditions.
2. Approve the Use Permit with modified conditions.
3. Deny the Use Permit.

Recommendation

Alternative 1.

Prepared by:

Diana O'Dell
Project Planner

Reviewed by:

Kelly Diekmann
Associate Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant
- E. Proposed Stormwater Plan

Recommended Findings - Use Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

Land Use and Transportation Element Policy N.1.3 – *Support a full spectrum of conveniently located commercial, public and quasi-public uses that add to the positive image of the City.*

Housing and Community Re-vitalization Sub-element Policy F.4 – *Assist new housing development and housing support services for the elderly.*

The proposed project enhances the look of an existing building while providing additional facilities to care for the elderly.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because the project meets all development standards for the R-0 Zoning District and will not create any noise, privacy or traffic impacts.

Recommended Conditions of Approval – Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The Use Permit shall expire two years from the date of approval by the final review authority if not executed or if the use is discontinued.
2. The Use Permit shall be valid only in conjunction with detailed plans as submitted or as may be modified for approval by the reviewing authority of the City during a public hearing. Minor changes of the approved plans may be approved administratively by the Director of Community Development.
3. One 24-inch box shall be planted along Fremont Avenue to mitigate the removal of an existing significant tree.
4. The design of the dormers shall be enhanced with either roof overhangs, decorative materials or other modifications. These modifications shall be reviewed and approved by the Director of Community Development prior to issuance of the building permit.
5. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
6. Submit a stormwater plan that complies with the requirements of SMC 12.60, in addition to third-party certification for review and approval by the Director of Community Development prior to issuance of the building permit.

THE
LOAKS
GROUP
INCORPORATED
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SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
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WWW.LOAKSGROUP.COM

PROPOSED
SITING
PLAN
1/10/2010



10000

GENERATIONS
HEALTHCARE

10000 15TH AVE. S.W.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
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Cedar Crest
Nursing Center

PROPOSED
ADDITION

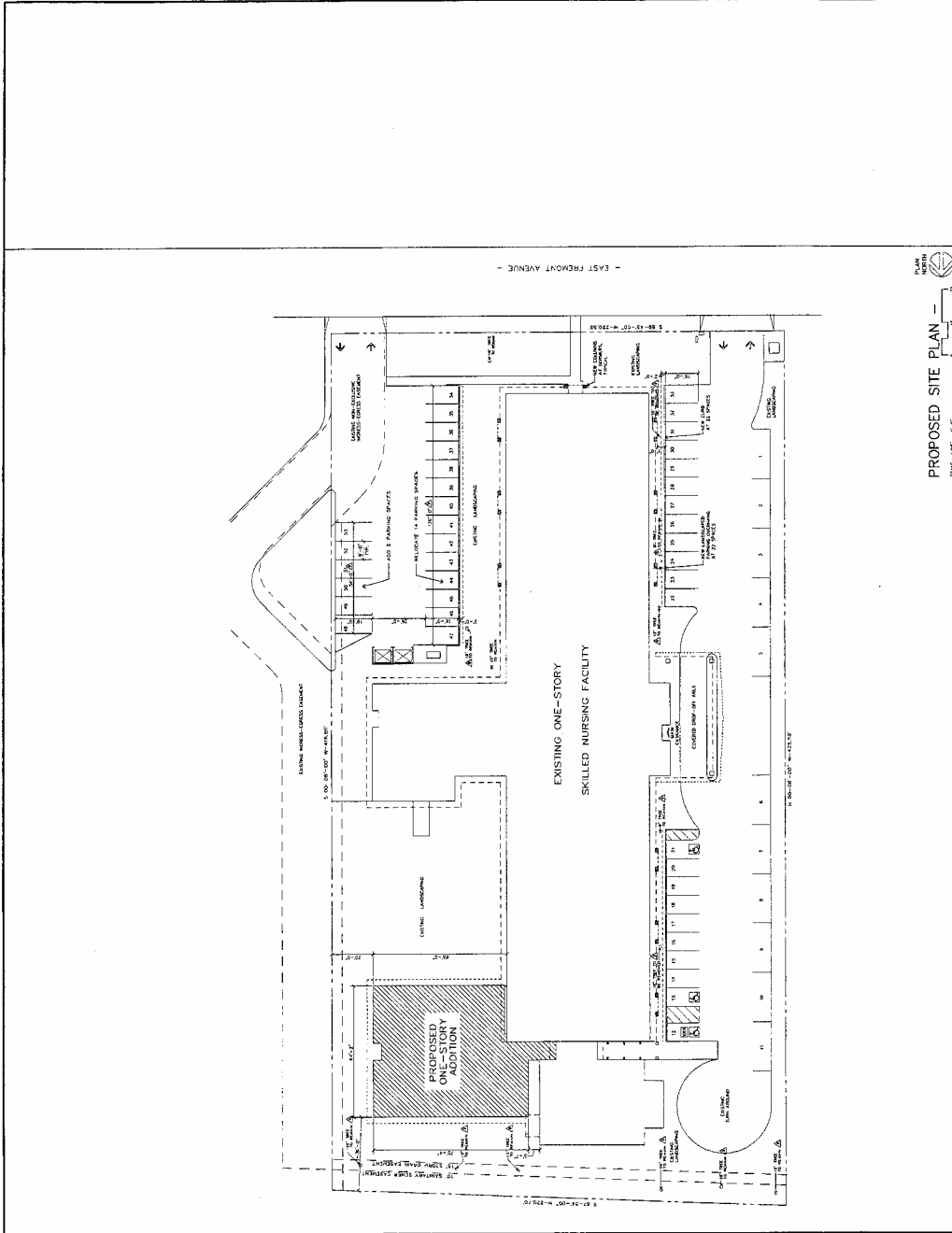
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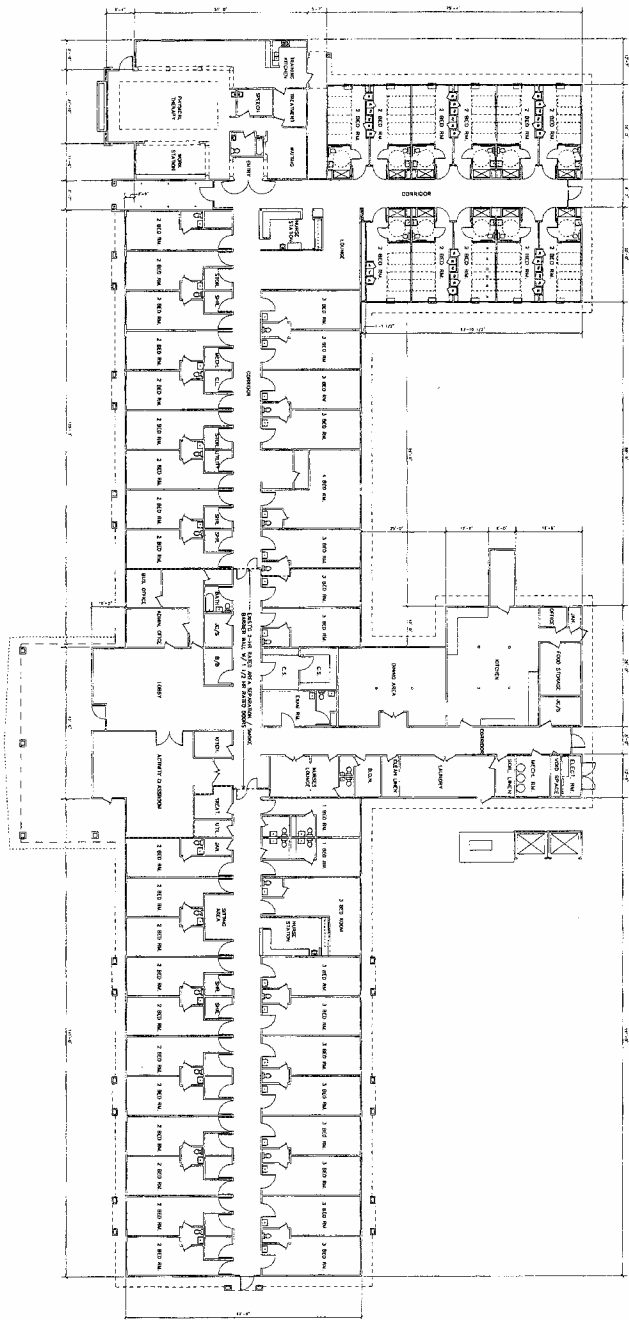
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ATTACHMENT
2

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"





EXISTING FLOOR PLAN
& PROPOSED ADDITION



3



CELEBRATING 50 YEARS
OF SERVICE
1964-2014



GENERATIONS
HEALTHCARE

2021 NORTH CAROLINA
DESIGN AWARD
WINNER

Cedar Crest
Nursing Center

PROPOSED
ADDITION

2021 NORTH CAROLINA
DESIGN AWARD
WINNER

EXISTING OVERALL
FLOOR PLAN &
PROPOSED
ADDITION

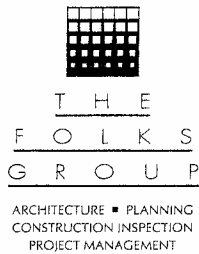
2021 NORTH CAROLINA
DESIGN AWARD
WINNER

2021 NORTH CAROLINA
DESIGN AWARD
WINNER

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DESIGN AWARD
WINNER

2021 NORTH CAROLINA
DESIGN AWARD
WINNER

2021 NORTH CAROLINA
DESIGN AWARD
WINNER



June 8, 2004

Diana O'Dell
Senior Planner
City of Sunnyvale
Planning Division
Department of Community Development
P.O. Box 3707
Sunnyvale, CA 94088-3707

Re: Cedar Crest Nursing Center
797 E. Fremont Ave.
Sunnyvale, CA

Proposed Seventeen Bed Addition

Dear Ms. O'Dell:

In response to your inquiry regarding the parking for this project, here is some additional information.

The facility is currently licensed for 99 beds. This project is proposing to add 17 additional beds. The current staffing for the facility is as follows:

During the week:

Day Shift - 49
PM Shift - 20
Night Shift - 7

During the weekend:

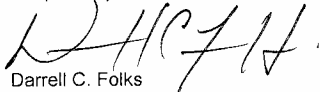
Day Shift - 33
PM Shift - 20
Night Shift - 7

The approximate additional staffing required to serve the additional beds would be three for the day shift, two for the PM shift and one for the night shift.

There is traditionally a high demand for parking during shift changes, as one shift is leaving and the next shift is coming on which occurs at 7:30 AM to 8:00 AM, 4:30 PM to 5:00 PM, and 1:30 AM to 2:00 AM. Also, most family visits occur during the week around the lunch hour, 11:30 AM to 1:30 PM. It should also be noted that many of the employees do avail themselves of the local public transportation system or are dropped off as a great many are from no or one car families.

We hope this information will provide a better understanding of the parking dynamics associated with skilled nursing facilities. If we can be of any further assistance, please do not hesitate to call upon us at any time.

Respectfully submitted,


Darrell C. Folks
Project Architect

PROPOSED PROJECT

The proposed project includes a 4,538 square foot one-story addition to the nursing facility, and the addition of 334 square feet of parking. The building addition would replace the impervious northeastern patio area, as well as some of the existing lawn and bare soil in area 2. Creation of the new parking spaces involves widening the eastern parking area by removing some of the grass lawn in area 1. Total impervious area added to the site would be 4872 square feet, or 8.5 percent. Figure 4 shows a schematic of the new proposed site plan.

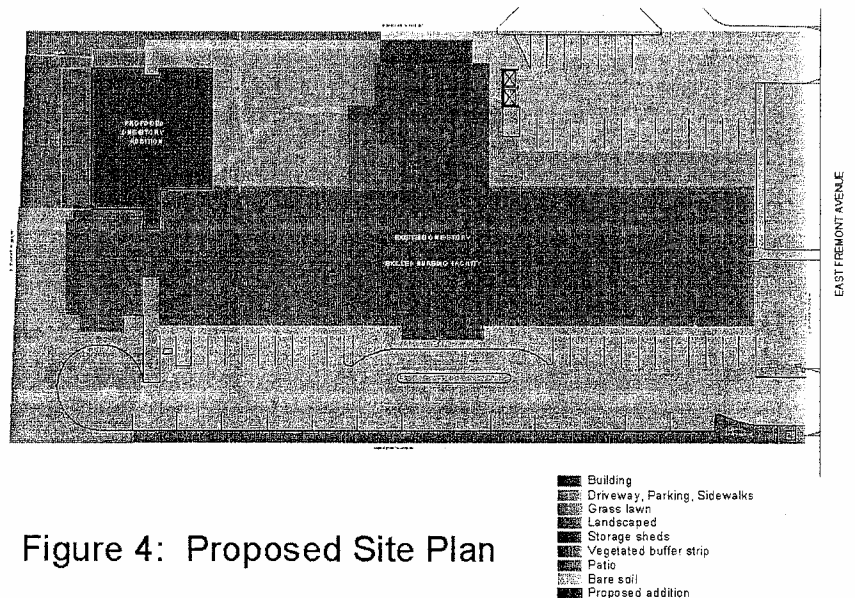


Figure 4: Proposed Site Plan

STORMWATER FINDINGS & RECOMMENDATIONS

The existing facility site incorporates several Best Management Practices (BMPs) for stormwater pollution control including source controls, treatment controls, and site design controls. Many of the BMP measures implemented at Cedar Crest are described in the California Stormwater BMP Handbook (CASQA 2003). They include SD-10, Site Design & Landscape Planning, SD-11, Roof Runoff Controls, SD-12 Efficient Irrigation, SD-32, Trash Storage Areas, SD-43 Outdoor Material Storage Areas, and TC-31 Vegetated Buffer Strip, TC-32 Bioretention, and SC-60 Housekeeping Practices.

Runoff from the roof, sidewalks, and patios drains across garden strips, grass lawn areas, and cobbles. This ensures that pollutants mobilized in runoff are filtered, flow velocities are slowed, and stormwater partially infiltrated before reaching the storm drain. With the exception of the parking areas, directly connected impervious areas are minimized. Materials stored outdoors are housed in sheds, eliminating potential for stormwater to come in contact with pollutants. Storage areas are clean, well organized, and covered thus reducing the potential for spills and discharge of pollutants into stormwater. The trash enclosure is situated at a slightly higher elevation than the adjacent parking area, reducing potential for run-on to the trash area and for stormwater to come into contact with contaminants.

Owing to the fact that Cedar Crest is a health facility, housekeeping practices are carefully managed. General review of cleaners, soaps, and janitorial chemicals revealed that most were non-toxic. Care of the outdoor landscaped areas appears to be equally managed to reduce over-irrigation, as well as minimize the use of pesticides and chemical fertilizers.

Schaaf & Wheeler's primary recommendation is that the same BMPs currently in place at the site be implemented to mitigate additional runoff which will result from the proposed increase in impervious surface area. A vegetated buffer strip should be installed around the perimeter of the proposed structural addition to capture and treat runoff from the roof gutters. Soil grades around the new addition should be graded so that stormwater runoff will be conveyed through vegetated areas before reaching the existing storm drain.

The opportunity also exists for additional stormwater BMPs to be implemented in the two parking areas. Drain inserts could be used in the western parking area to capture sediment or debris mobilized in runoff to that drain. A drain insert may need to be modified for use in the eastern parking area storm drain due to the shallow depth of the storm drain.

If grading work is to be done in the relocation of the existing 14 parking spaces and creation of six new spaces in the eastern parking area, opportunity exists to grade the existing parking spaces to drain onto the grass lawn for retention and infiltration, rather than directly to the existing storm drain. If the entire surface of the parking area is being replaced, pervious paving alternatives could also be considered. Finally, a strip of vegetation could be considered at the northeastern end of the parking lot, located between parking space number 48 and the existing storm drain, depending on vehicular access needs for that area.

Additional suggestions for improved stormwater quality control include placing gravel, mulch, sand, or vegetation over bare soil areas located at the western edge of the storage area, and at the northeastern edge of the site. Figure 5 shows locations of recommended BMPs for the project.

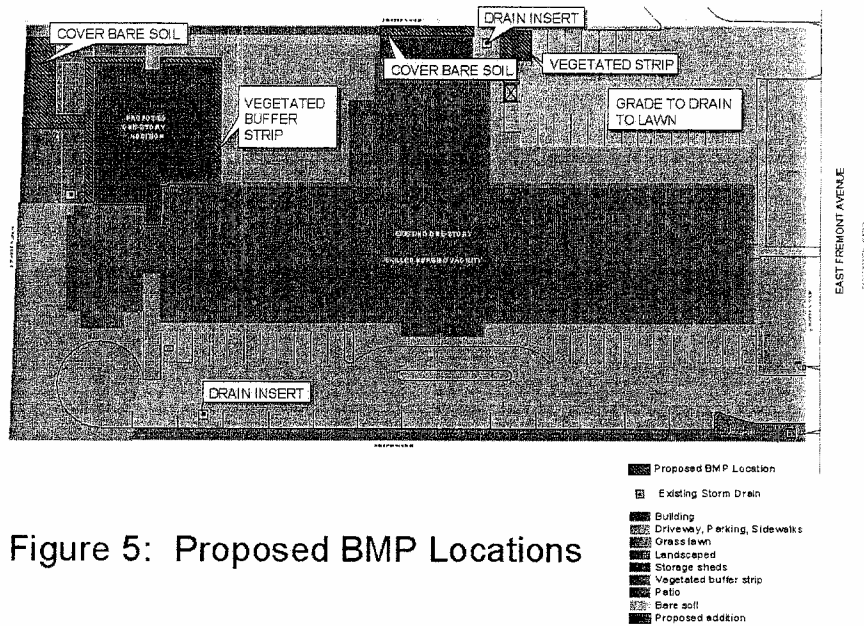


Figure 5: Proposed BMP Locations